



For immediate release

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CHESTER PROPERTY SALES COMPLETE THREE TIMES FASTER THANKS TO EXCHANGE READY PACKS

Homeowners in Chester continue to see faster property sales, with the usual lengthy conveyancing time for buying and selling homes slashed to as little as 18 days, thanks to pre-sale Exchange-Ready Packs, an enhanced Home Information Pack, reveals Simply HIP.

In addition to the information in a HIP, the voluntary Exchange-Ready Pack provides conveyancers with the information they need upfront, streamlining the homebuying process and enabling buyers to move into their new homes within days of their offer being accepted.

The average conveyancing time for homes sold using an Exchange-Ready Pack in Chester is 23 days compared to the current average of 80 days* without a pack. However, last month Thomas C Adams estate agents completed the sale of a property in Church Lane, Hawarden, in only 18 days because an Exchange-Ready Pack provided by Simply HIP, was in place. The vendor was one of many with an Exchange-Ready Pack now able to complete the sale of their home within days of their property going on the market.

Gordon Ellis, the vendor of the three bedroom detached property in Church Lane, comments: "The Exchange-Ready Pack helped to make the sale of my property quick, simple and stress-free and I was impressed that I did not have to give any of my time to a lengthy conveyancing process as I have had to in the past. The extra cost of the pack was minimal and was more than compensated for by the efficient service provided. I would certainly recommend this route to others."

Patricia Wilkinson, Sales Negotiator at Thomas C Adams, adds: "The extra information in the pack is invaluable as it brings together upfront all the documents that are needed to complete the sale. The Exchange-Ready pack has helped put an end to an archaic homebuying process and reduce the amount of time spent between conveyancers. The pack is also an extremely useful selling tool for vendors. It helps avoid delays and possible property chain breaks, as there is always a greater chance that a buyer will pull out or gazunder if exchange of contracts is delayed."

Ashley King, managing director of Simply HIP, a leading provider of Exchange-Ready Packs, says:

“Although not perfect, HIPs have been a vital component in instigating a change in the industry. The industry recognised that further improvements were needed to ensure the original intended benefits of HIPs were realised and that is why Simply HIP launched Exchange-Ready Packs. Since the launch of Exchange-Ready Packs, we have seen the conveyancing process speeded up significantly. The packs have been welcomed by solicitors, sellers, buyers and estate agents as speed and certainty replaces delays and fall-throughs in the home buying process.”

In addition to the information required for a standard HIP, a Simply HIP Exchange-Ready Pack contains:

- Contract for sale prepared by a solicitor
- Fixtures & Fittings Form
- Documents referred to in the Register
- Environmental search
- Copies of planning permissions and building regulations consents
- Guarantees
- Solicitor’s Certificate confirming the pack is Exchange-Ready

Simply HIP is able to provide Exchange-Ready packs to estate agents immediately.

*Government figures published in 2007

ENDS

Notes to Editors

Simply HIP is widely recognised as one of the leading HIP providers in England & Wales and is the sister company of Simply Conveyancing (formed in 2000 to offer independent estate agents a comprehensive conveyancing and search service as a forerunner to HIPs). The company has worked with a wide variety of clients including Your Move, Friends Provident, Halifax, Bank of Scotland, Intelligent Finance, Birmingham Midshires and hundreds of independent agents across the UK.

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